

RESOLUTION # _____

RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT OF EXCISE TAXES

- WHEREAS, the Reed Law Firm of Asheville, recently uploaded a deed for recording with the Buncombe County Register of Deeds (see attached "Exhibit A"), rather than the Henderson County Register of Deeds as required; and
- WHEREAS, as a result, the Reed Law Firm erroneously paid to the Buncombe County Register of Deeds an excise tax of \$656.00 on July 22, 2019; and
- WHEREAS, pursuant to N.C. Gen. Stat. §105-228.37, the Reed Law Firm made timely written request for a refund of overpayment of excise tax caused by the error, a copy of which is attached as Exhibit B, and, further, the deed has been properly recorded in Henderson County, along with appropriate payment of excise taxes (see attached "Exhibit C"); and
- WHEREAS, this Board, having considered this request and upon motion made, seconded, and duly adopted has determined that it is in the best interests of the citizens and residents of the County that this request be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That the County Manager or her designee is hereby authorized to process a refund to the Reed Law Firm, in the amount of \$656.00 in accordance with N.C. Gen. Stat. §105-228.37.
2. That this resolution shall be effective upon its adoption.

This the 4th day of February, 2020.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Lamar Joyner, Clerk

By: _____
Brownie Newman, Chairman

APPROVED AS TO FORM

Heather Hockaday
County Attorney



Doc ID: 032443050003 Type: CRP
 Recorded: 07/22/2019 at 04:27:59 PM
 Fee Amt: \$682.00 Page 1 of 3
 Revenue Tax: \$656.00
 Workflow# 0000532491-0001
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK **5792** PG **184-186**

This instrument prepared by William K. Reed, a
 Licensed NC Attorney, Delinquent taxes, if any, to be
 paid by the closing attorney To the County Tax
 Collector upon disbursement of closing proceeds.

Excise Tax ~~\$710.00~~
 Tax Lot No. 656.00

Parcel Identifier No. 9664-61-1500-00000

Verified by _____ County on the _____ day of _____, 20____.

✓ Mail after recording to: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, North Carolina 28801 **Box 23**
 This instrument was prepared by: Reed Law Firm, P.C., 168-B South Liberty Street, Asheville, North Carolina 28801

****THE PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR (N.C.G.S. §105-317.2)****

Brief Description for the index

201 W. Swift Creek Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of July, 2019, by and between

GRANTOR

**Troy A. Alexander and wife,
 Beverly G. Alexander**

**P.O. Box 561
 Fletcher, NC 28732**

GRANTEE

**Marcheta Ruth Craughan and husband,
 Michael James Craughan**

**201 W. Swift Creek Road
 Fletcher, NC 28732-5512**

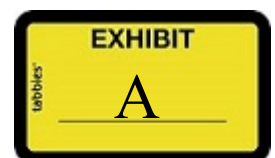


The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Buncombe County, North Carolina** and more particularly described as follows:

SEE ATTACHED EXHIBIT A

*



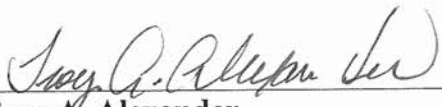
The property hereinabove described was acquired by Grantor by instrument recorded in Book 1588, at Page 11.

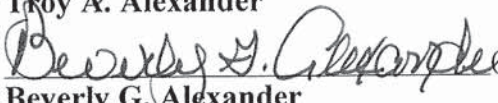
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple:

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Easements, restrictions and rights of way of record.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Troy A. Alexander

 (SEAL)
Beverly G. Alexander

SEAL-STAMP

NORTH CAROLINA,
Baycombe COUNTY.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Troy A. Alexander and Beverly G. Alexander personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 19 day of ~~June~~ July, 2019.



My commission expires: 5.31.21



Notary Public

EXHIBIT A

BEING all of Lot 466 as shown on a plat of River Stone Subdivision as recorded in Plat Slide 8008 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina; reference to which being hereby made for a more particular description of said Lot.

AND BEING that property identified in Deed/Record Book 1588, beginning on Page 11 of the records maintained by the Office of the Register of Deeds for Henderson County, North Carolina.



ADDRESS: 201 West Swift Creek Road, Fletcher, NC 28732
PIN NO.: 1012968

1906231

BGA
JAA

Brandon Freeman

From: Dale Holcomb <dale.holcomb@reedlawpc.com>
Sent: Monday, January 27, 2020 4:20 PM
To: Brandon Freeman
Subject: 201 W Swift Creek Rd - Craughan
Attachments: 20200127160955292.pdf; 20200127160310103.pdf; 20200127160336982.pdf

Hello Mr. Freeman, this email is to follow up and clarify my email on November 12th (copy attached) to Drew Reisinger which Mr. Reisinger forwarded to you. We would like to request that the Buncombe County Board of Commissioners refund the excise tax on the attached Deed which was inadvertently filed in the wrong county. I have attached copies of the Deed and Deed of Trust that have been recorded in Buncombe (inadvertently) and in Henderson as well. Please let me know if there is anything else I can do to help with our request. Thank you so much for your time,

Dale Holcomb

Paralegal

Reed Law Firm, P.C.

168-B South Liberty Street

Asheville, NC 28801

828-252-9747 (phone) ~ 828-252-9092 (fax)

Dale.Holcomb@ReedLawPC.com

WE REQUIRE CERTIFIED FUNDS FROM A LOCAL BANK PAYABLE TO REED LAW FIRM, P.C. TRUST ACCOUNT.
IF YOU DO NOT HAVE A LOCAL BANK THEY MUST BE WIRED INTO OUR ACCOUNT

Please send all contracts and requests for service to info@reedlawpc.com and loan packages to packages@reedlawpc.com



BK 3413 PG 135 - 137 (3)

DOC# 914648

This Document eRecorded:

11/13/2019

03:45:20 PM

Fee: \$26.00

Henderson County, North Carolina

William Lee King, Register of Deeds

Submitted electronically by Reed Law Firm, PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

This instrument prepared by William K. Reed, a Licensed NC Attorney, Delinquent taxes, if any, to be paid by the closing attorney To the County Tax Collector upon disbursement of closing proceeds.

Excise Tax ~~\$710.00~~

Tax Lot No. 056.00

Parcel Identifier No. 9664-61-1500-00000

Verified by _____ County on the ____ day of _____, 20____.

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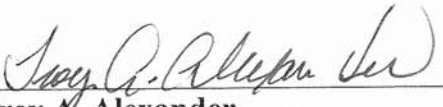
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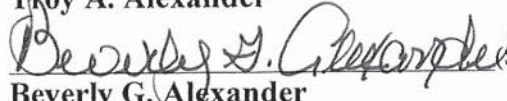
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 (SEAL)
Troy A. Alexander

 (SEAL)
Beverly G. Alexander

SEAL-STAMP

NORTH CAROLINA,
Buncombe COUNTY.

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